

सुधारित विकास योजना - मुरुम

पुनर्प्रसिद्ध विकास योजनेस, महाराष्ट्र प्रादेशिक
नियोजन व नगररचना अधिनियम, १९६६ चे कलम
३१ अन्वये मंजूरी....

महाराष्ट्र शासन

नगर विकास विभाग

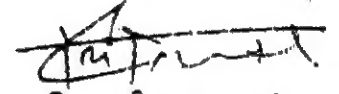
शासन निर्णय क्र. टिपीएस-३४०६/३१८/प्र.क्र. २०७/२००६/नवि-३०.

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक : ७ मार्च, २००७.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,


(शिवाजी पाटणकर)
अवर सचिव

प्रति,

विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.

जिल्हाधिकारी, उस्मानाबाद.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.

नगर रचनाकार, उस्मानाबाद शाखा, उस्मानाबाद.

मुख्याधिकारी, मुरुम नगर परिषद, जिल्हा उस्मानाबाद.

व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

✓ **कक्ष अधिकाारी (नवि-२९)**

त्यांना विनंती करण्यात येत की, सदरची अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवड नस्ती, नवि-३०.

20080202 163210002

**Republished Development Plan -
Murum Revised)**

Sanction under section 31 of the
Maharashtra Regional and Town
Planning Act, 1966.

**NOTIFICATION
Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.**

Dated - 7th March of 2007

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-3406/318/CR-207/2006/UD-30:- Whereas, the Murum Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority") for the area within its jurisdiction under clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution No. 6, dated 6th March of 1997, declared its intention under section 38 read with sub-section (1) of the section 23 of the said Act to prepare Revised Draft Development Plan for the area within its entire jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette, dated 16th October of 1997;

And whereas, the said Municipal Council after carrying out a survey of the lands within its jurisdiction has published a Notice in Maharashtra Government Gazette, dated 6th April of 2000 under sub-section (1) of section 26 of the said Act inviting objections and suggestions to the Draft Development Plan for the area of Murum (hereinafter referred to as "the said Development Plan") prepared by it ;

And whereas, the said Planning Authority after considering the suggestions and objections received by it from the public has modified the said Development Plan under sub section (4) of section 28 of the said Act and has submitted the said Development Plan on 15th March of 2002 to Government for sanction under section 30 of the said Act ;

And whereas in the exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No. TPS-3403/1271/ CR-266(A)/2003/UD-30, dated

24th June of 2005 has extended the period for sanctioning the said Development Plan for a period upto & inclusive of 24th June of 2005 ;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, by Urban Development Department's Notification No. TPS-3403/1271/CR-266(B)/2003/UD-30, dated 24th June of 2005 sanctioned part of the said Development Plan of Murum as shown in Orange verge on the said Development Plan excluding some parts as shown in Pink verge on the plan (hereinafter referred to as "the said Excluded Parts of the said Development Plan") subject to modifications which are considered to be of substantial nature as specified in Schedule of Modification of Substantial Nature annexed thereto (Part II) (EP-1 to EP-9) ;

And whereas, in the said Excluded Parts of the said Development Plan, the State Government decided to effect the modifications being considered to be of substantial nature, invited suggestions / objections to the proposed modifications from general public within a stipulated periods of 60 days by publishing Urban Development Department's Notice No. TPS-3403/1271/CR-266(C)/2003/UD-30, dated 24th June of 2005 given in the Schedule of Modification of Substantial Nature annexed thereto (Part II), annexed to the Notice to that effect in the Maharashtra Government Gazette, Aurangabad Division Supplement Part-I, dated 11th August, 2005 ;

And whereas in exercise of powers conferred by the sub-section (2) of section 31 of the said Act and all other powers enabling it in that behalf the Government vide Urban Development Department's Notice No. TPS-3403/1271/CR-266(C)/2003/UD-30, dated 24th June of 2005 has appointed the Deputy Director of Town Planning, Aurangabad Division, Aurangabad to be an officer (hereinafter referred to as "the said Officer") to hear the person/s in respect of any objections / suggestions may received to the modifications proposed in the said Excluded Parts of the said Development Plan and to submit his report to the State Government ;

And whereas the said Officer, after considering the objections / suggestions received from the general public in respect of the said Excluded Part of the said Development Plan has submitted his report on 31st July of 2006 ;

And whereas the Government of Maharashtra after considering the report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, finds it expedient to sanction the said Excluded Parts of the said

Development Plan under sub-section (1) of section 31 of the said Act as specified in Schedule annexed hereto ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in that behalf the Government of Maharashtra hereby -

1) Sanctions the Draft Development Plan of the said Excluded Parts of the said Development Plan with changes as shown in Pink verge as specified in Schedule of Modifications of Substantial Nature annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan.

2) Fixes 30th April of 2007 to be the date on which the final Development Plan of the said Excluded Parts of the said Development Plan shall come into force.

3) Extends the period under sub-section (1) of section 31 of the said Act for according sanction to the final Development Plan of said Excluded Parts of the said Development Plan upto & inclusive of 7th March of 2007.

Note: The aforesaid final Development Plan of the said Excluded Parts of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working hours on all working days for a period of one year in the offices of :-

- 1) The Chief Officer, Murum Municipal Council, Dist. Osmanabad.
- 2) The Town Planner, Osmanabad Branch, Osmanabad.

By order and in the name of the Governor of Maharashtra.



(Shivaaji Patankar)
Under Secretary to Government.

**SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE
DEVELOPMENT PLAN OF MURUM (REVISED)
ACCOMPANIMENT TO THE NOTIFICATION NO.TPS-3406/318/CR-207/2006/UD-30
DATED 7th March, 2007.**

Sr. No.	Excluded Part No	Site No. / Survey No. (Location)	Proposal as per Development Plan published u/s 26 of MR & TP Act, 1966.	Proposal as per Development Plan submitted to State Government u/s 30 of MR & TP Act, 1966.	Modifications of Substantial Nature as proposed by the State Government u/s 31 of MR & TP Act, 1966.	Modifications of Substantial Nature as sanctioned by the State Government u/s 31 of MR & TP Act, 1966.
1	EP-1	Site No. 26	Vegetable Market	Vegetable Market	Site No. 26 "Primary School" is proposed to be deleted & land so released is proposed to be included in Residential Zone as shown on plan.	Site No. 26 "Primary School" is deleted & land so released is included in Residential Zone as shown on plan.
2	EP-2	Site No. 30 Site No. 36 Site No. 40	Primary School Primary School Primary School	Primary School Primary School Primary School	The Appropriate Authority for the Site No. 30 "Primary School", Site No. 36 "Primary School" and Site No. 40 "Primary School" is proposed to be changed from "Municipal Council, Murum / Z. P. Osmaneabad" to "Municipal Council, Murum."	The Appropriate Authority for Site No. 30 "Primary School", Site No. 36 "Primary School" and Site No. 40 "Primary School" is changed from "Municipal Council, Murum / Z. P. Osmaneabad" to "Municipal Council, Murum."
3	EP-3	Congested Area Limit	Congested Area Limit	Congested Area Limit	Boundary of Congested Area is proposed to be changed as shown on plan.	Boundary of Congested Area is changed as shown on plan.

Sanctioned Modifications in Development Control Rules

Rule No.	Modifications of Substantial Nature as proposed by the State Government u/s 31 of MR & TP Act, 1966.	Modifications of Substantial Nature as sanctioned by the State Government u/s 31 of MR & TP Act, 1966.
4	EP-4 New Rule No. 5.1(e)(xi) Following new item is proposed to be added after Rule No. 5.1(e)(xi) New Rule No. 5.1(e)(xii) - Give particulars of the parking provided and required under Regulation No. 21	Following new item is added after Rule No. 5.1(e)(xi) New Rule No. 5.1(e)(xii) - Give particulars of the parking provided and required under Regulation No. 21

5	EP-5	Rule No. 9.4	Rule No. 9.4 is proposed to be deleted.	
6	EP-6	New Sub Rule No. 20.3.3(a)	Following new sub rule is proposed to be added in Rule No. 20.3.3 New Sub Rule No. 20.3.3(a) - For any of the above types of building, total of built up area on all floors shall not exceed the nle plot area.	Rule No. 9.4 is deleted. Following new sub rule is proposed to be added in Rule No. 20.3.3 New Sub Rule No. 20.3.3(a) - For any of the above types of building, total of built up area on all floors shall not exceed the nle plot area.
7	EP-7	Appendix G-5	The following note is proposed to be added after Appendix G-5 Note - The lands in industrial Zone as mentioned in G-4 & G-5 above are allowed to be developed for Residential user if the owner is so desire, the Chief Officer should be independently entertain development permission for Residential use subject to conditions that	The following note is added after Appendix G-5 Note - The lands in industrial zone as mentioned in G-4 & G-5 above are allowed to be developed for residential user if the owner is so desire, the Chief Officer should be independently entertain development permission for residential use subject to conditions that
8	EP-8	New Rule No. G.8.1	(1) There should be appropriate buffer open space of required width from the adjacent Industrial boundary / Zone to be left within the land to be converted to Residential use. (2) 10% Amenity Space should have to be kept in addition to Open space. After Rule No. G-7.1 of Bye-Laws of D.C.Rules following new rule is proposed to be added. New Rule No. G-8.1 - The lands of Government/Semi Government/Public Institutions which are included in Public/Semipublic Zone Commercial use shall be allowed subject to following conditions : (1) Maximum 15% of the existing built up area may be allowed for commercial purpose. (2) Commercial use shall be permitted along the roadside. (3) Separate access shall be required for both the uses (Public/Semipublic use and commercial use) (4) Basement shall not be permitted. (5) Openings on rear side facing towards remaining premises shall not be allowed (closed by dead wall).	(1) There should be appropriate buffer open space of required width from the adjacent Industrial boundary / Zone to be left within the land to be converted to residential use. (2) 10% amenity space should have to be kept in addition to the compulsory Open space. After Rule No. G-7.1 of Bye Law No. 20.1 of Bye-Laws of D.C.Rules following new rule is added. New Rule No. G-8.1 - The lands of Government/Semi Government/Public Institutions which are included in Public/Semipublic Zone Commercial use shall be allowed subject to following conditions : (1) Maximum 15% of the existing built up area may be allowed for commercial purpose. (2) Commercial use shall be permitted along the roadside. (3) Separate access shall be required for both the uses (Public/Semipublic use and commercial use) (4) Basement shall not be permitted. (5) Openings on rear side facing towards remaining premises shall not be allowed (closed by dead wall).
9	EP-9	New Appendixes Appendix O	The following Appendixes are proposed to be inserted -	The following Appendixes are inserted -

	Appendix P	<p>Appendix-O :- Model Building Bye-Laws to provide facilities for physically handicapped persons (as enclosed) (Ref. Government in Urban Development Department's Order No. TPB-432000/1829/CR-216/2001/UD-11, dated 25th February 2002)</p> <p>Appendix-P :- Regarding commercial use of lands in the possession of the Maharashtra State Road Transport Corporation (as enclosed) (Ref. Government in Urban Development Department's Order No. TPB-432001/563/CR-126/2001/UD-11, dated 17th October, 2001)</p>	<p>Appendix-O :- Model Building Bye-Laws to provide facilities for physically handicapped persons (as enclosed) (Ref. Government in Urban Development Department's Order No. TPB-432000/1829/CR-216/2001/UD-11, dated 25th February 2002)</p> <p>Appendix-P :- Regarding commercial use of lands in the possession of the Maharashtra State Road Transport Corporation (as enclosed) (Ref. Government in Urban Development Department's Order No. TPB-432001/563/CR-126/2001/UD-11, dated 17th October, 2001)</p>
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APPENDIX O

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

1. SHORT TITLE EXTENT & COMMENCEMENT

- 1.1 These bye-laws shall be annexed to the Murum Municipal Council Bye-laws.
- 1.2 They shall be extent to a whole Municipality of Murum, Dist. Osmanabad.
- 1.3 They shall come into force from 30th April of 2007.

2. DEFINITIONS :

- 2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incurity individuals using braces or crutches, amputees, arbritics, spastics and those with pulmonary and cardiac illis may be semi-ambulatory.
- 2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

3. SCOPE

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

- 4.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-
 - a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
 - b) The width of parking bay shall be minimum 3.6 meter.
 - c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
 - d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audiot signals or other devices which serves the same purpose shall be provided.

5. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exit/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (i.e. coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

e) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.

f) The minimum width shall be 1500 mm.

g) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

h) Hand rails shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

a) The minimum width shall be 1350 mm.

b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.

c) Maximum number of risers on a flight shall be limited to 12.

d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- a) A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

- a) The minimum size shall be 1500 mm x 1750 mm
- b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.7 Designing for Children : In the buildings meant for the predominate use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

Annexure I Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding

signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

APPENDIX P

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary contains in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No.STC 3400/CR-146/TRA- 1, dated 1st February, 2001 as may modified from time to time.
